004.0	0002	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,030,000	/	1,030,000
USE VALUE:	1,030,000	/	1,030,000
ASSESSED:	1,030,000	/	1,030,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73	-75	MELROSE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARLSON CHRISTIE M
Owner 2:	
Owner 3:	
Street 1:	73 MELROSE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .122 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2566 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5301.000	561,700	5,100	463,200	1,030,000
Total Card	0.122	561,700	5,100	463,200	1,030,000
Total Parcel	0.122	561,700	5,100	463,200	1,030,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.48 | /Parcel: 401.48

Legal Description

User Acct 3793

GIS Ref

GIS Ref

Insp Date 03/13/09

Entered Lot Size

Total Land:

Land Unit Type:

!404!

PREVIOUS ASSESSMENT

Parcel ID 004.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	561,700	5100	5,301.	463,200	1,030,000		Year end	12/23/2021
2021	104	FV	536,000	5100	5,301.	463,200	1,004,300		Year End Roll	12/10/2020
2020	104	FV	536,100	5100	5,301.	463,200	1,004,400	1,004,400	Year End Roll	12/18/2019
2019	104	FV	397,700	5100	5,301.	492,200	895,000	895,000	Year End Roll	1/3/2019
2018	104	FV	397,700	5100	5,301.	359,000	761,800	761,800	Year End Roll	12/20/2017
2017	104	FV	372,700	5100	5,301.	312,700	690,500	690,500	Year End Roll	1/3/2017
2016	104	FV	372,700	5100	5,301.	266,400	644,200	644,200	Year End	1/4/2016
2015	104	FV	331,800	5100	5,301.	260,600	597,500	597,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:28:38

LAST REV

Date	Time
06/13/16	09:16:21
ekelly	
404	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FELDMAN PAUL/SA	27367-469		6/6/1997		309,500	No	No		Y

USER DEFINED

Prior Id # 1:	3793
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/27/2015	585	New Wind	2,425					
2/12/2015	138	New Wind	2,612					Install 6 basement
5/28/2013	738	Manual	2,886	C				
12/12/2012	1633	Manual	3,119	C				
7/18/2008	802	Manual	11,000					rebuild double dec
8/8/2005	706	Redo Bat	11,000	C		G7	GR FY07	
4/4/2003	264	Porch	24,000	C				ENCL 2ndFL OFP FOR
8/29/2002	728	Porch	8,000	C				REBUILD FRONT PORC
4/12/2000	241	Redo Kit	13,700	C				GUT 2ndFL KIT, CLS

ACTIVITY INFORMATION

Date	Result	By	Name
6/4/2015	Permit Insp	PC	PHIL C
6/19/2013	Info Fm Prmt	EMK	Ellen K
4/11/2013	Info Fm Prmt	MM	Mary M
3/13/2009	Meas/Inspect	163	PATRIOT
7/21/2005	Fieldrev-Chg	BR	B Rossignol
5/20/2000	Meas/Inspect	263	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	263	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5301		Sq. Ft.	Site		0	80.	1.09	1									463,223						463,200	

Total AC/HA:	0.12169	Total SF/SM:	5301	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	463,223	Spl Credit		Total:	463,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07101035
Const Adj.:	0.98990101
Adj $ / SQ:	190.835
Other Features:	114500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	689996
Depreciation:	128339
Depreciated Total:	561657

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2000
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

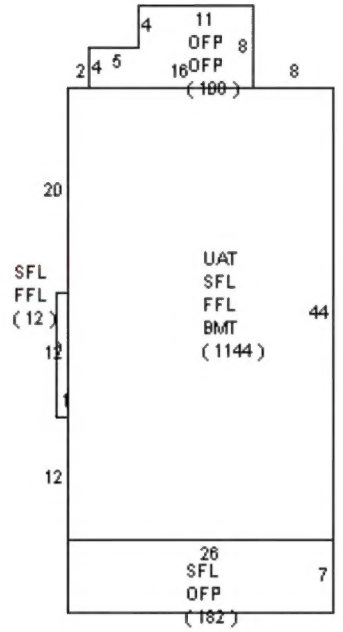
No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	190.83
Special Features:	0	Val/Su Net:	129.96
Final Total:	561700	Val/Su SzAd	225.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,338	190.830	255,337
FFL	First Floor	1,156	190.830	220,605
BMT	Basement	1,144	57.250	65,495
OFP	Open Porch	398	20.440	8,134
UAT	Upper Attic	286	90.650	25,925

Net Sketched Area:	4,322			Total:	575,496
Size Ad	2494	Gross Area	5180	FinArea	2566

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 004.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	400	A	AV	1925	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100